



Proposals for Temple Island

Building a thriving community with wellbeing,
inclusivity, and sustainability at its heart

Agenda

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Introduction to Legal & General

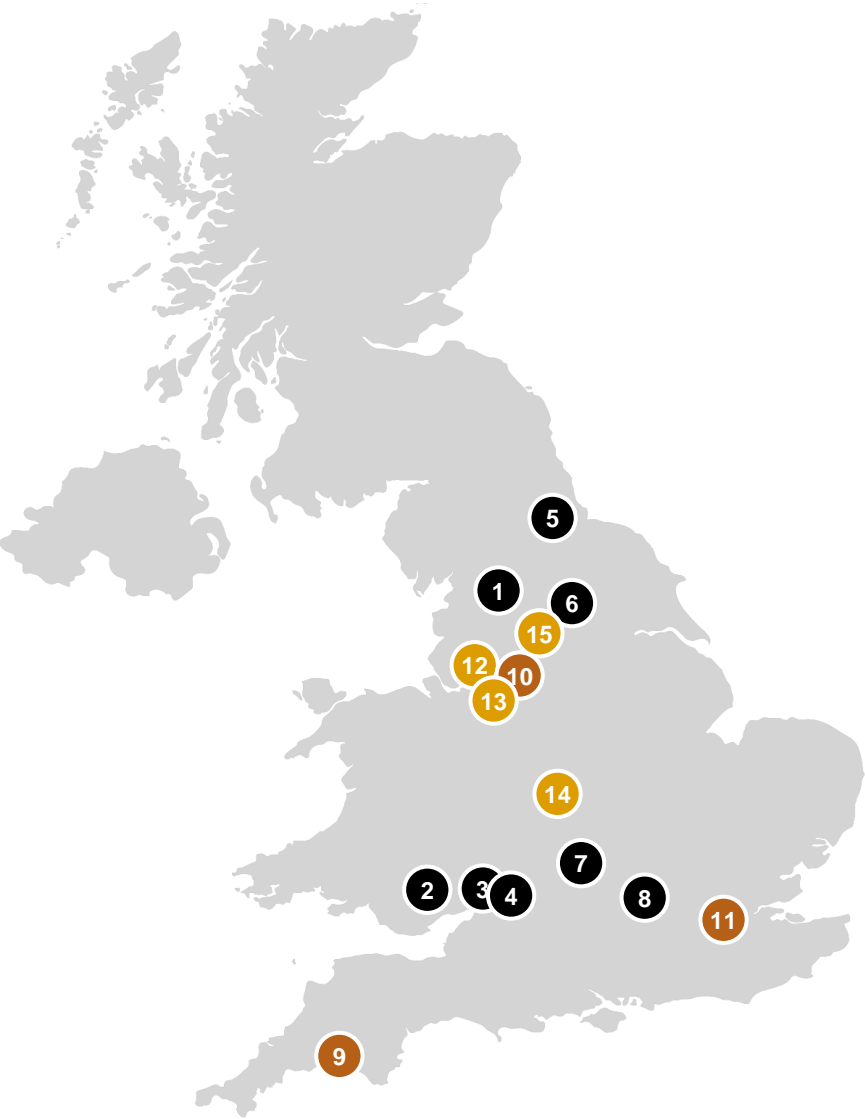
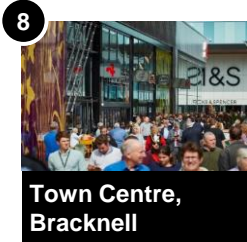
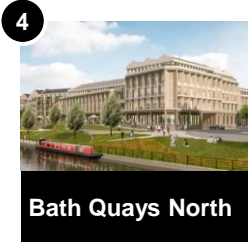
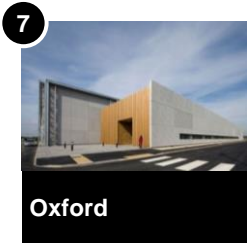
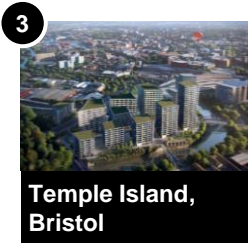
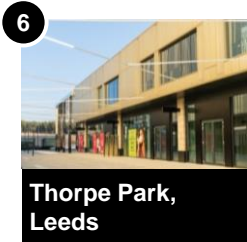
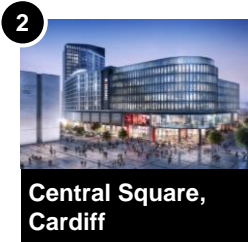
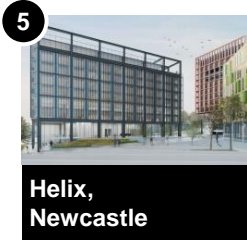
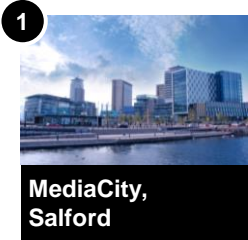
An aerial view of the Citylabs campus, Manchester

Creating cities of the future using the power of partnerships

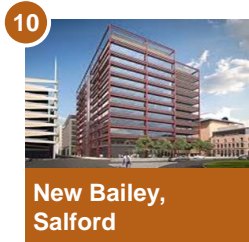
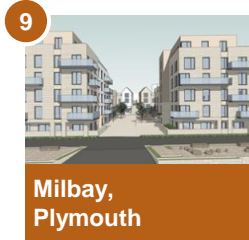
Future Cities	Since 2015 Legal & General has deployed over £1billion into urban regeneration, clean energy and digital infrastructure investments.
Our vision	Our vision is to create a sustainable ecosystem: modern work environments and high-quality homes, technology to achieve carbon neutrality and digital infrastructure for connectivity.
Our strategy	Our strategy is to identify and invest into areas of the economy where solutions are required for both the immediate needs and longer-term challenges facing our cities.
Our goal	Our goal is to promote inclusive growth with the creation of real assets that generate long-term returns, applying the combined capabilities and financial resources of our partnerships to unlock solutions.



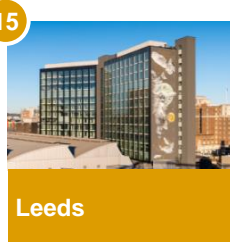
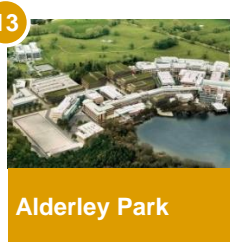
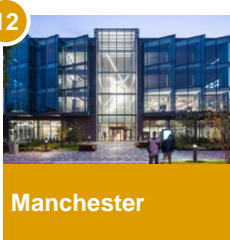
Our urban regeneration portfolio



English Cities Fund developments



Bruntwood SciTech



Newcastle Helix

In December 2016, Legal & General entered into a long-term partnership with Newcastle City Council and Newcastle University to help build and finance the £350 million, 24-acre Newcastle Helix development, (formerly known as Newcastle Science Central).

The aim of the development is to become a major UK hub for scientific research and technology businesses, creating knowledge-based jobs for future generations in Newcastle, and extending the Northern Powerhouse to “the North of the North”. Newcastle Helix is set to create over 4,000 jobs, 500,000 sq. ft. of office and research space, and 450 new homes.

This is another new chapter for Newcastle with an innovative partnership facilitated by a local authority which embraces the opportunity afforded by devolution to drive the growth of our towns and cities.





Over-arching goals and values

Central Square, Cardiff

Temple Island vision

A thriving community with wellbeing, inclusivity, and sustainability at its heart

Long-term partner

Target 40% of affordable housing

Focused on sustainability

Respecting ecological habitats

In-house development expertise

Creating social and financial value





Design principles

The Catalyst, Newcastle

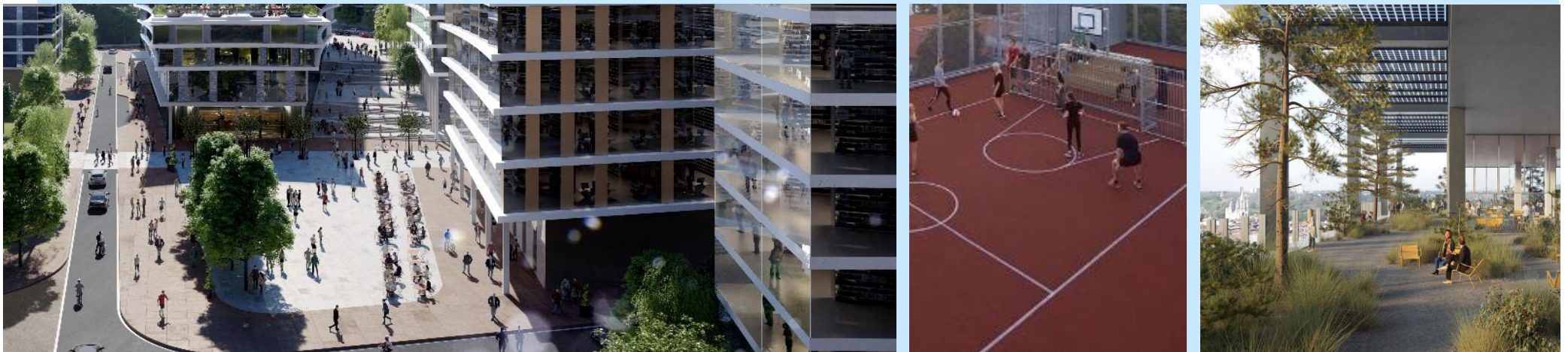
Key principles

Emphasis on understanding and responding to Bristol's grain

Creation of new public realm and places to live, work, study and relax

Building community through architecture

Focused on wellbeing for residents, workers and visitors



Creation of a sustainable and inclusive community offering vibrant space, mixed-tenure homes, a regenerated waterfront, inspiring places to work

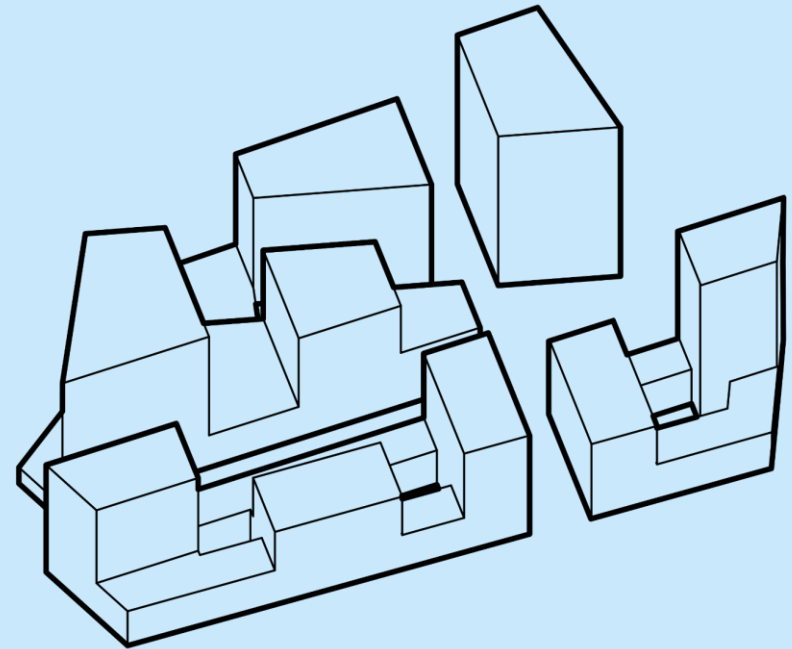
Bristol urban grain: The Past



Bristol urban grain: The present – Paintworks



Bristol urban grain: Heritage and proposal



Bristol urban grain: Future

Totterdown Reach

Height: 56.65 m (67.25 AOD)
Floors: 15

Silverthorne Lane

Height: 57.1 m (65.25 m AOD)
Floors: 17

10 Feeder Road

Height: 48.275 m (54.075 m AOD)
Floors: 14

Temple Quarter University Campus

Height: 63.3 m (77 m AOD)
Floors: 20

Temple Circus

Height: 36.94 m (46.34 m AOD)
Floors: 8

Castle Park View

Height: 86 m (98.4 m AOD)
Floors: 26

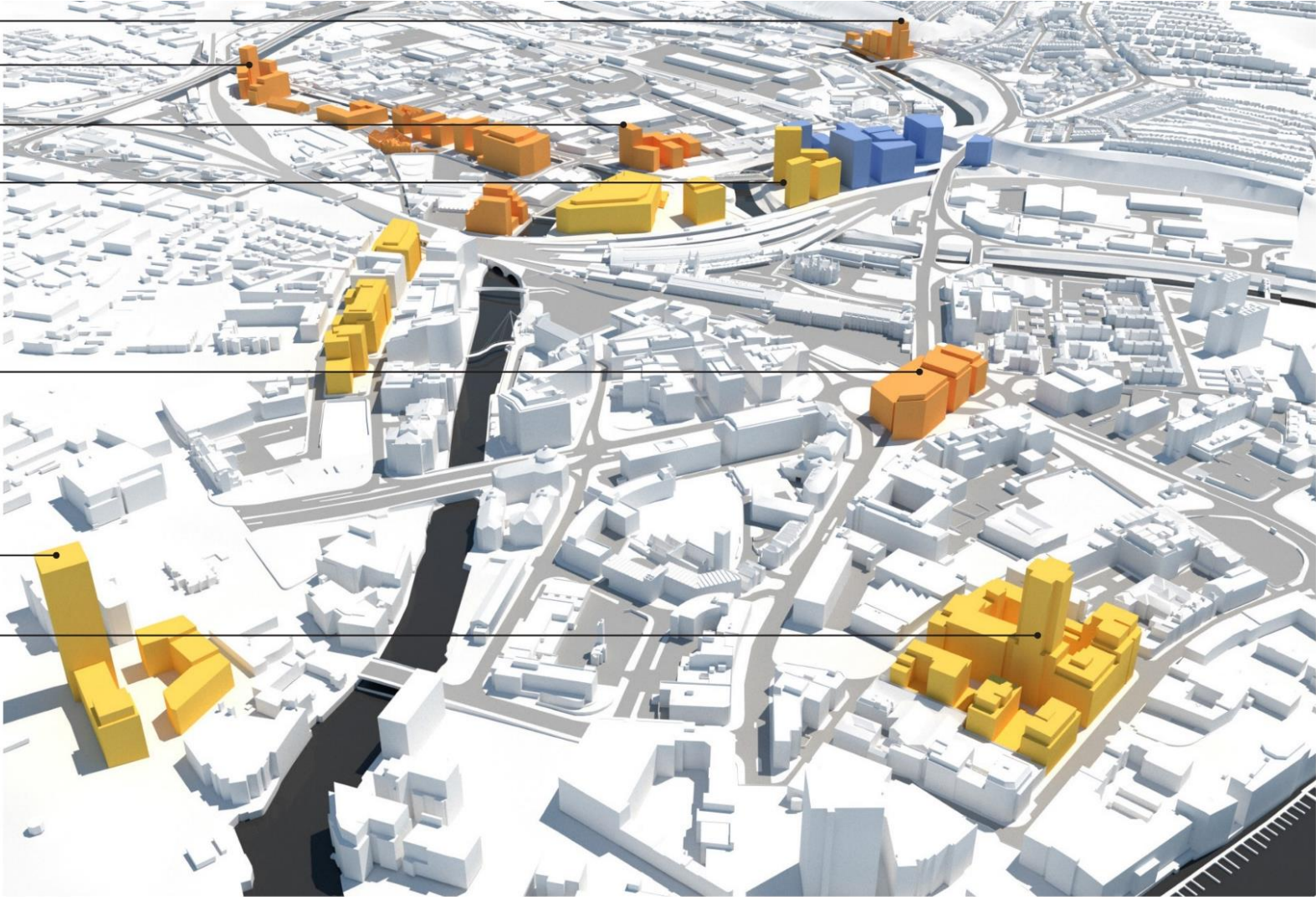
Redcliffe Quarter

Height: 83 m (92 m AOD)
Floors: 23

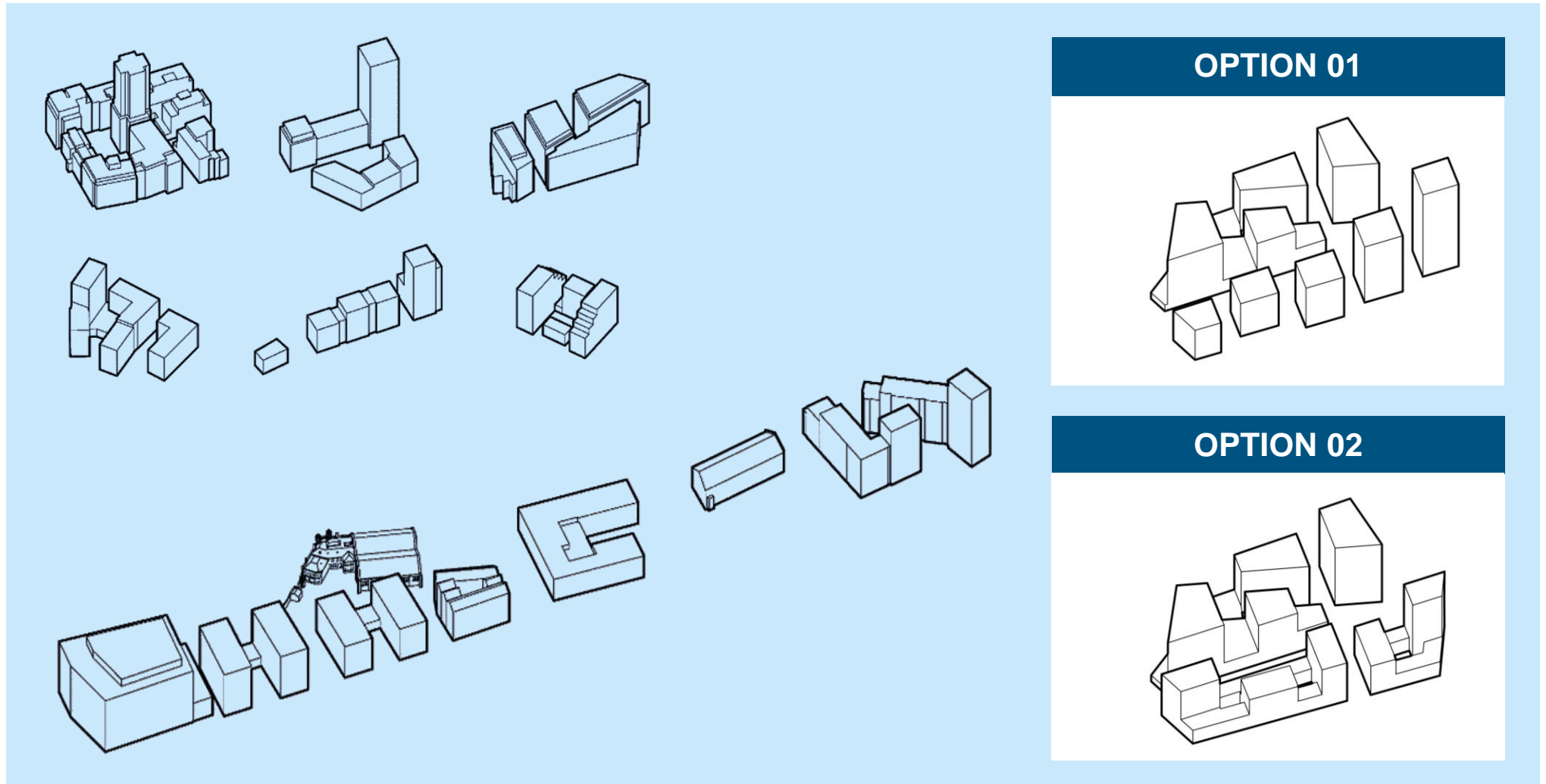
 Consented developments

 Planned developments

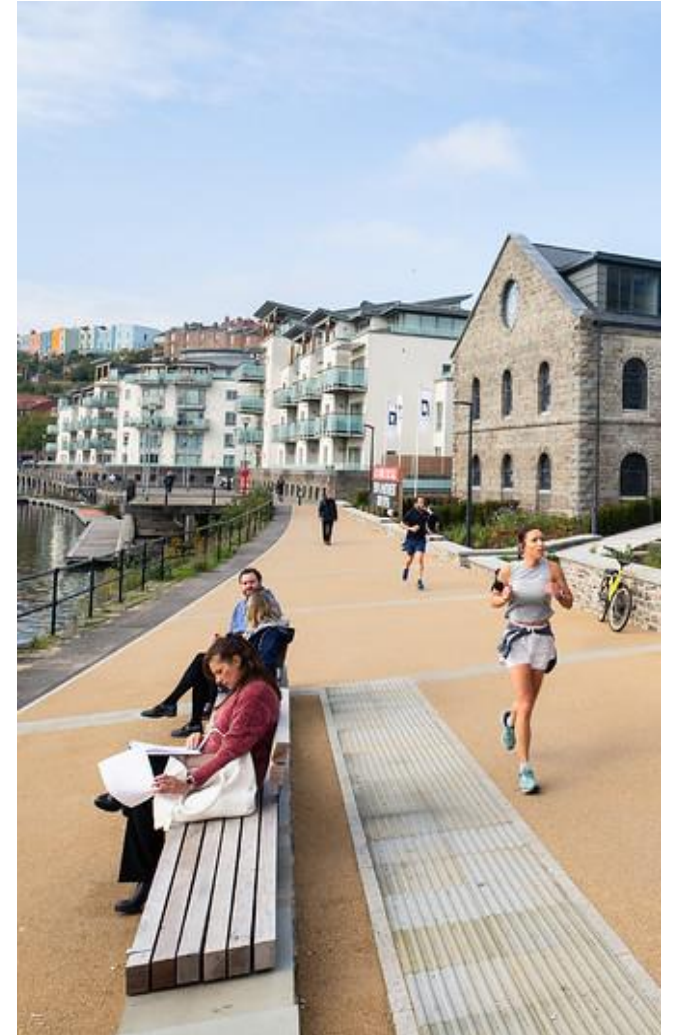
 Temple Island



Bristol urban grain: Future



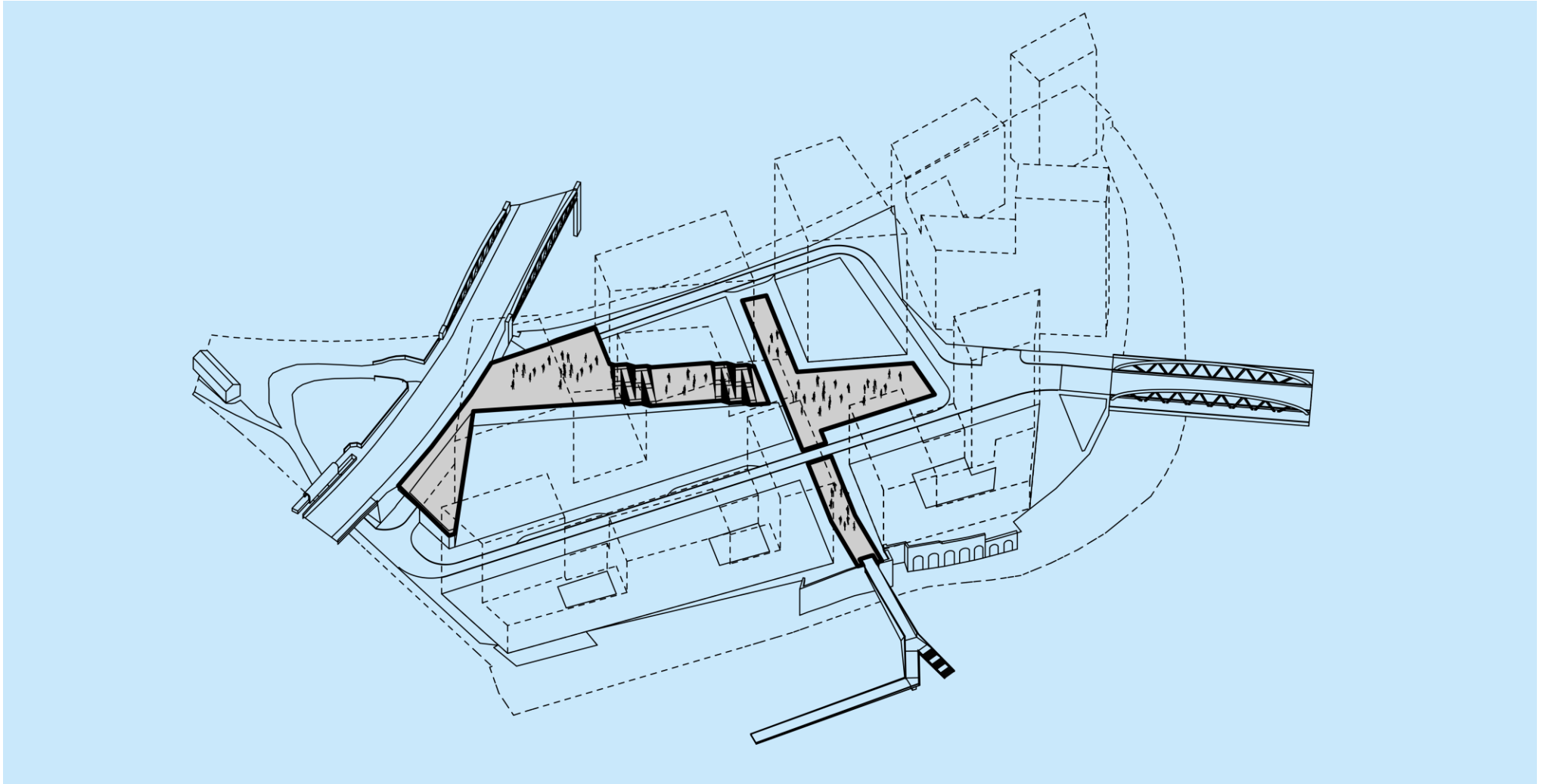
Public realm: Pedestrian and cyclist friendly



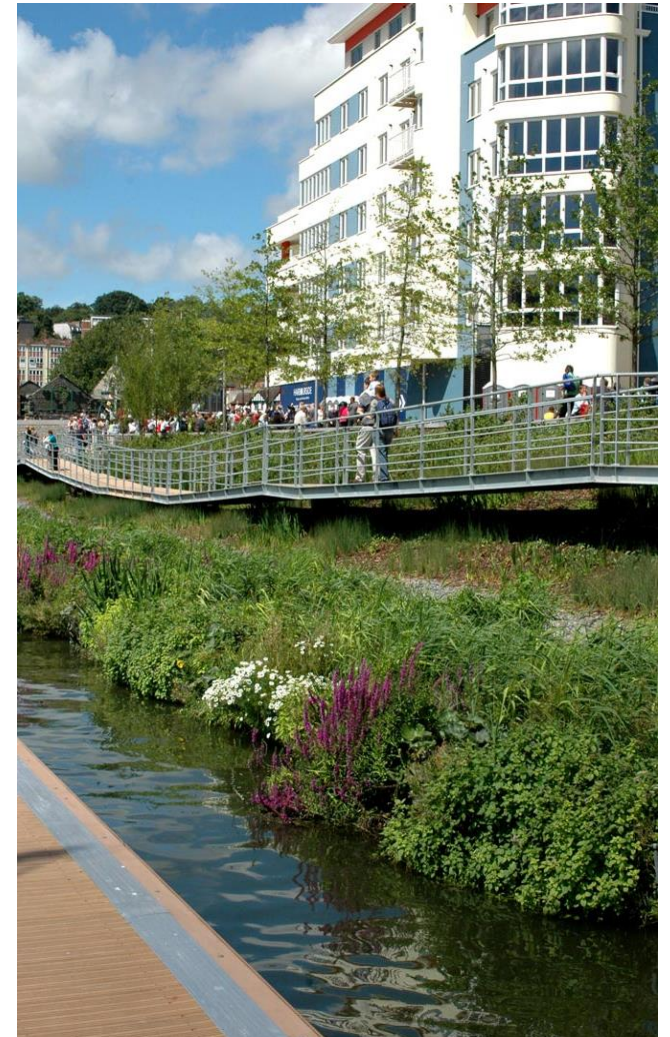
Public realm: Pedestrian and cyclist friendly



Public realm: Pedestrian and cyclist friendly



Creating a healthy neighbourhood for all



Building community through architecture: Activation



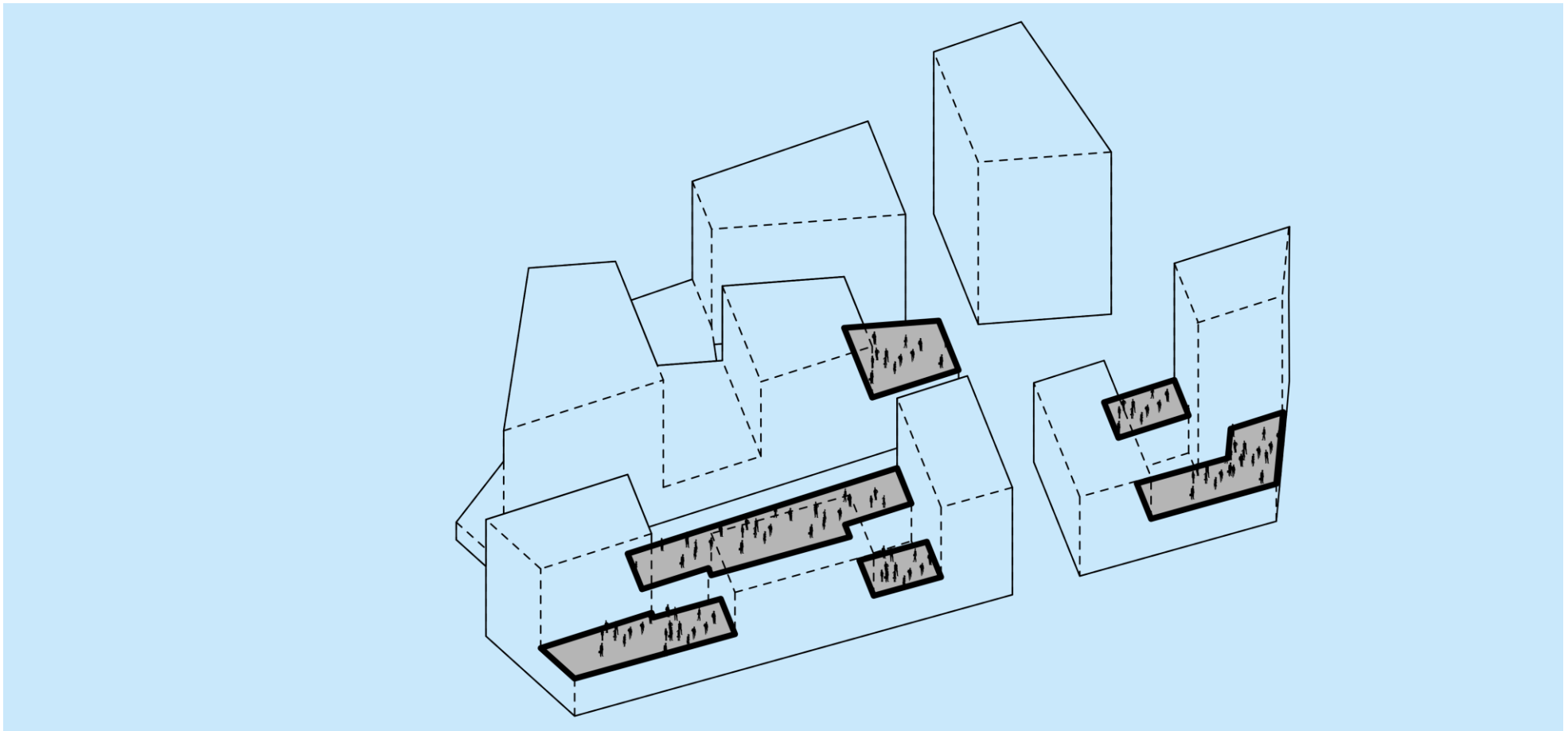
Building community through architecture: Vertical activation



Building community through architecture: Vertical activation



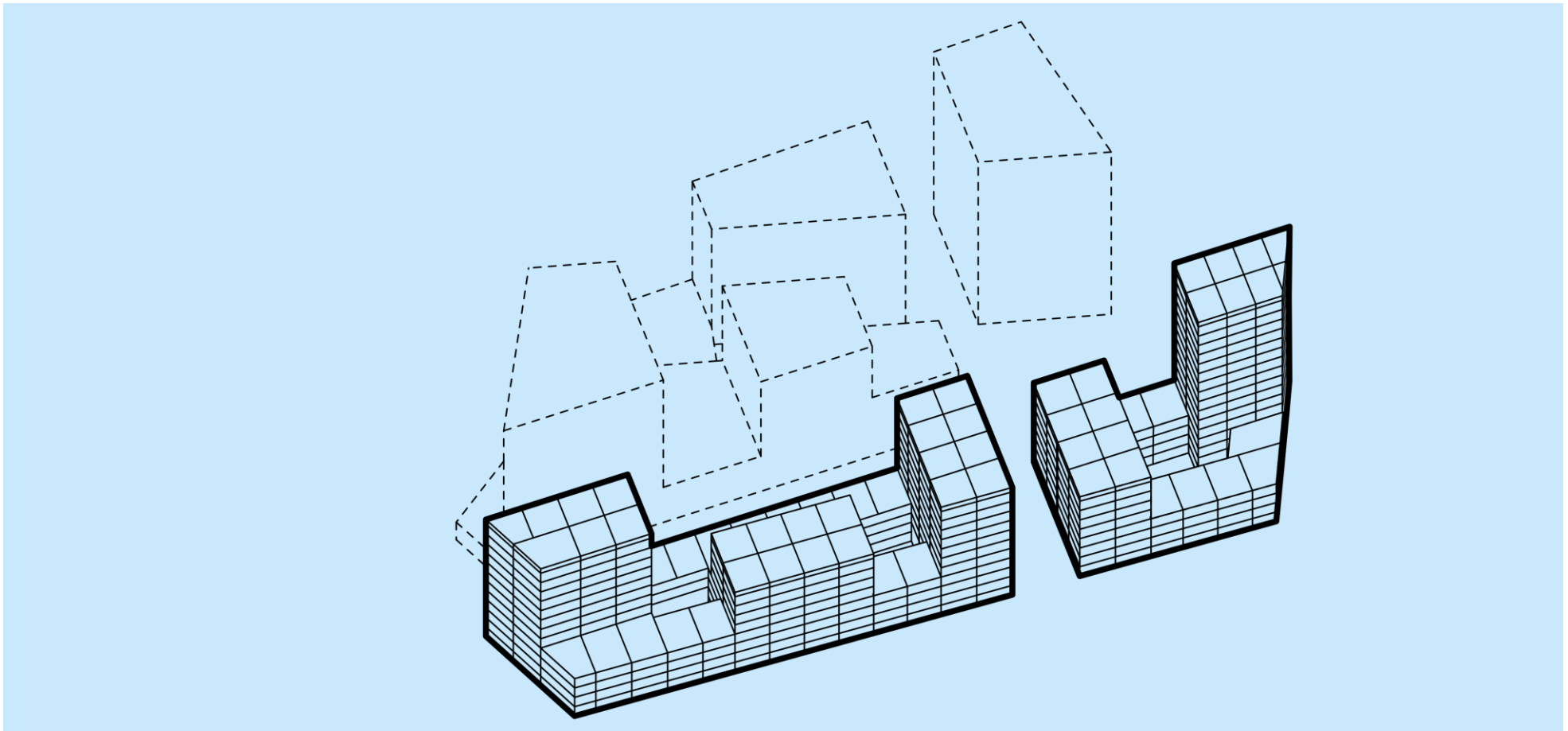
Building community through architecture: Vertical activation



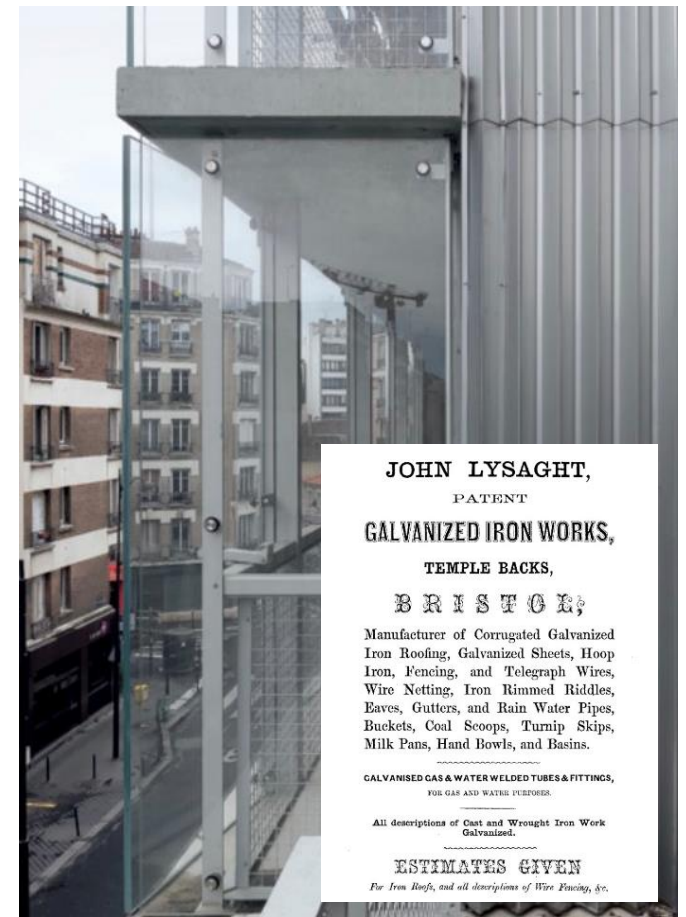
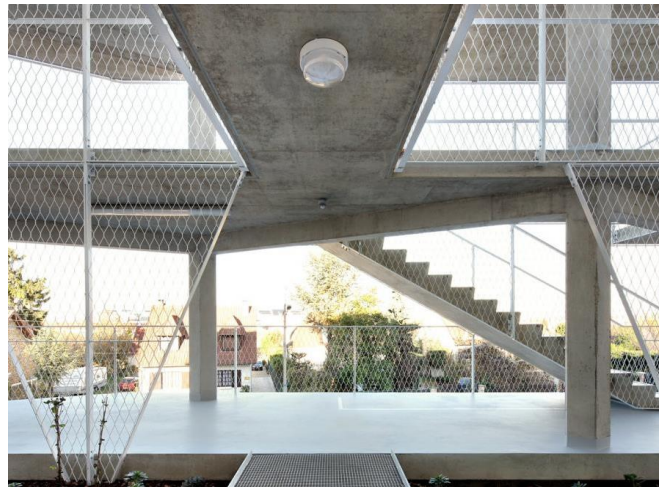
Bristol urban grain: Density – Paintworks



Bristol urban grain: Density - proposal



Combination of sustainable green facades with Bristol's industrial heritage





Newcastle Helix

Community engagement and social value

Community engagement

Our guiding principles for community engagement

Engage and involve the widest number of individuals and groups as possible, including 'hard to reach' through a variety of engagement methods

Discuss aspirations for the site prior to detailed proposals being drawn up

Review and incorporate initial feedback

Present detailed proposals for the Temple Island site clearly and honestly

Be clear about what we can and cannot change and why



Community engagement

Our engagement timeline



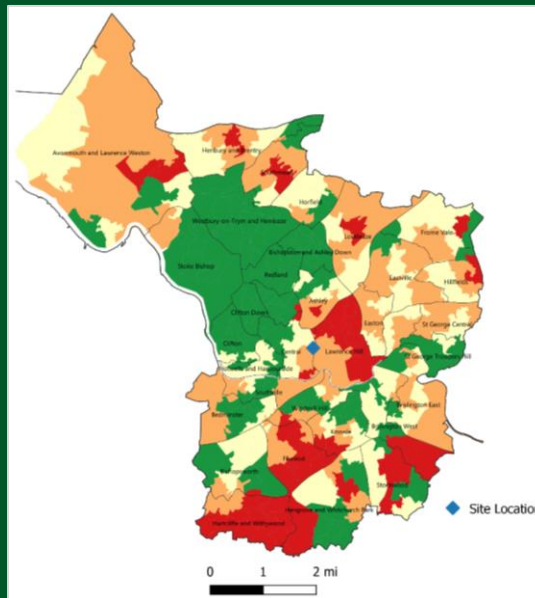
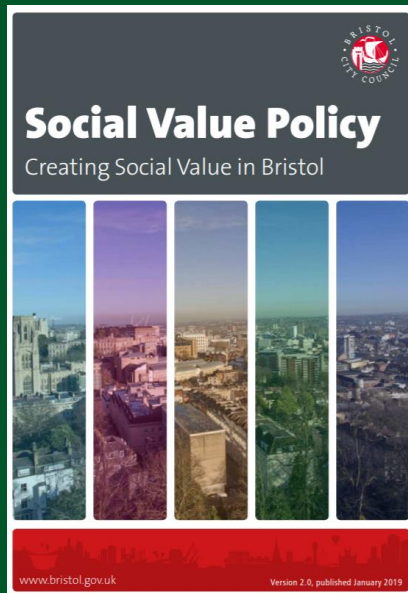
Developing a Social Value Strategy for Temple Island

STEP 1
NEEDS & PRIORITIES

STEP 2
**PLACE-BASED
STRATEGY**

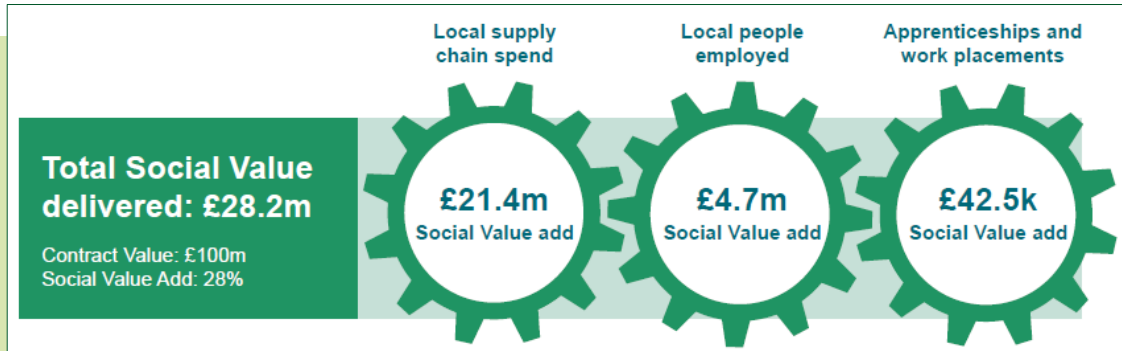
STEP 3
TARGETS

STEP 4
**MONITOR &
IMPROVE**



- The Temple Island Social Value Strategy will respond to local needs and priorities and will be built around Bristol's social value measurement framework
- It will ensure that social value is generated and delivered in the most effective and meaningful way throughout the construction period and then ultimately through how the site is managed and occupied

Social value case study: 245 Hammersmith Road



Local skills & employment 153 local people employed 2 NEETs employed 14 weeks work placements 708 weeks training opportunities	Protecting & improving our environment 26,654t waste diverted from landfill 148t carbon emission savings
Local contributions £1.46m S106 contributions to cycle hire, economic development and highways £585k CIL contributions	Stronger, healthier communities 440 hours community volunteering £600 donations to local community projects



We worked with Legal & General to measure and report on the social value delivered at 245 Hammersmith Road

Total social and local economic value delivered was £28.2m and targets were exceeded by 211%

+£28.2m +211%

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